

**We claim:**

1. A nucleic acid construct comprising in operable linkage in the 5' to 3' direction;
  - (1) a promoter;
  - (2) a splice donor site;
  - (3) a gag/pol coding sequence;
  - 5 (4) a Rev responsive element or functional equivalent thereof;
  - (5) a splice acceptor site; and
  - (6) a selectable marker coding sequence.
2. A composition comprising:
  - (a) a first expression cassette comprising in operable linkage in the 5' to 3' direction:
    - (1) a promoter;
    - (2) a splice donor site;
    - 5 (3) a gag/pol coding sequence;
    - (4) a Rev responsive element or functional equivalent thereof;
    - (5) a splice acceptor site; and
    - (6) a selectable marker coding sequence; and
  - (b) a second expression cassette comprising in operable linkage in the 5' to 3'  
10 direction:
    - (1) a promoter; and

(2) a nucleic acid encoding a factor which binds to element (4) of said first expression cassette, which on such binding regulates splicing at said sites (2) and (5) of said first expression cassette when an mRNA is transcribed from said first expression cassette.